

**DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES**

Monday, June 19, 2006

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Council Member Carl Brewer
Treatha Brown-Foster
Gerald Domitrovic
Shane Dundas
Debra K. Miller Stevens
Janice Rich*
Steve Roberts
Inga Taylor
James Thompson
Shontina Tipton
LaVonta Williams

Members Absent

Guests

Andy Bias, 2145 N. Topeka
Beverly Domitrovic, 1219 George Washington Blvd
James Arbertha, 1802 N. Hydraulic
Mr. & Mrs. Johnnie Upshaw, 3033 Carmen
Vickie Sellers Bias, 3921 Pine Knot Ct.
Sandy Pickert, 8434 E. Mt. Vernon Ct.
Mable Mitchell, 1317 S. Waco
Maunie Neal, 844 Hickory
Jim Bell, 2119 E. Central
Dr. Bert Opara, 814 S. Lindberg Circle
Maunie Neal, 1243 N. Piatt
Terry Antalek, 3227 E. Butler
Mary Henley, 1930 N. Hydraulic
E. Jean Carter, 2137 N. Battin

***Alternates**

City of Wichita Staff Present

Virdena Gilkey, Neighborhood Assistant
Officer Nate Schwiethale, WPD
Officer Doug Gerdes, WPD
Jim Armour, City Engineer
John Schlegel, MAPD

Order of Business

Call to Order

Council Member Carl Brewer called the meeting to order at 7:04 p.m. and welcomed the guests. He stated that the agenda format would change slightly in order to swear-in the board for voting.

1. **Swearing In**

Karen Sublet, City Clerk, had the board to raise their right hands and repeat the Oath of Office. **Council Member Brewer** presented each board member their certificate recognizing them as advisory board members.

Recommended Action: Board was officially sworn in.

Approval of Minutes

Roberts (Thompson) made a motion to approve the minutes as submitted. Motion carried 9-0. **Miller-Stevens** requested that votes be made by a show of hands in the future. Board agreed to the suggestion.

Approval of Agenda

Council Member Brewer asked if anyone in the audience would like to be added on the Public Agenda. No one came forth. **Williams (Brown Foster)** made a motion to approve the agenda as submitted. Motion carried 9-0.

Public Agenda

2. District 1 Neighborhood Award

City Council Member Carl Brewer presented the *Neighborhood Pride Award* to Mr. And Mrs. Johnnie Upshaw, Jr. and Mrs. Mary E. Henley for exceptional maintenance of their property in the 44 Beat area of District 1. This award is the first of many awards that will honor exemplary homeowners and landlords who are “Good Neighbors” in the District 1 community.

Recommended Action: The honorees received the award for being Good Neighbors.

3. Pure & Simple

Mable Mitchell, Center for Health and Wellness, provided an update to the board of the abstinence education program for District 1. Pure & Simple has conducted four Lifestyle episodes for Big Brothers/Big Sisters, 8 episodes at the Boys & Girls Club, and will present at the Atwater Neighborhood City Hall. The Kansas State Board of Ethics governs them.

(Ms. Mitchell’s and Sandy Pickert’s response is in italics)

Williams asked how this program ties in with USD 259? *Sandy Pickert, Executive Director, stated that their program is developed using comprehensive education and that they are currently not involved with USD 259, as they strictly teach abstinence. Brown Foster* commented that she is on their board and with STD’s and HIV on the rise among teens, Pure & Simple’s teaching of abstinence is very important. **Dundas** commented that he had watched a program on television about STD and HIV and it was reported that there is no way to prevent these diseases 100%. *Ms. Pickert responded that from a health perspective, the only way for 100% prevention is abstinence. She then presented Council Member Brewer on of their t-shirts. Dundas asked what the board could do for them? Ms. Mitchell responded that their voice in spreading the word and recommending that the Pure & Simple Program be presented at various meetings would be helpful. Also, the need coaches that are 18 years old and above.*

The board received and filed.

4. Off Agenda Items

No items submitted.

Staff Reports

5. Police Report

No police report was given at this meeting.

Recommended Action: Receive and file.

Unfinished Business

No items submitted.

New Business

6. Low-Income Housing Tax Credit

Mark Stanberry, Housing, explained the tax credit policy and presented a request for Resolution of Support for Application for Low-Income Housing Tax Credits (Madison Family Residences). The City's Low Income Housing Tax Credit Policy requires a set-aside of 20% of the units for market rate rents. The developers are requesting waiver of this requirement, due to the following extenuating circumstances. The developers' market study reflects that the primary market area will be northeast Wichita, and that the project will appeal to potential tenants who currently reside in this area and who have adequate incomes to pay the proposed rents and will find the development more attractive in terms of price, unit features and project amenities than other available rental units. Housing and Community Services is supportive of the waiver. The complex would consist of an 80-unit complex with three bedrooms. The price would range between \$600 to \$800 per month.

Andy Bias, Mennonite Housing, showed a panoramic view of the area where the existing houses would be removed and replaced with affordable housing. He stated that 54% of the renters are living in substandard housing. In order to do 4% tax credit effort, they must have the allocation of an IRB and equity must be spread out. In reviewing the Central Northeast Area Plan, this housing project addresses many of the blithe issues. The project proposed by Berry Community Development and Mennonite Housing Rehabilitation Services involves acquisition of all parcels on the east and west sides of Madison Street, between 9th and 10th Streets, as well as adjacent parcels on 9th Street, in order to demolish existing buildings, clear sites, and construct a new 80-unit multi-family housing project. The proposed units will offer three bedrooms, two bathrooms, fully equipped kitchens and washer and dryer hook-ups.

(Mr. Bias's response is in italics)

Brown Foster commented that the structures they are proposing look the same as 1750 Minneapolis and the Phoenix Apartments at 17th and Kansas. She asked if they have spoken with the residents and neighborhood association in the area for their opinion of the project? *I have not officially met with the neighborhood residents or the association, however; I have addressed this with the Community Policing Officers who assisted in devising a plan that would include the building of a community room.* **Taylor** noted that the City's Planning Department does not recommend approval of the project citing that the plan did not comply with the Central Northeast Area Plan that promotes home ownership. *The current zoning would have to be rezoned from TF-3 to MF-29 to allow rental-housing units.* **Williams** asked what is the press to obtain board approval before obtaining the zone change? *Mr. Stanberry responded that tax credits are compliance and restrictive with a high degree of screening involved. Developers must have tenant control, housing must be affordable, and various other criteria must be met before allocations.* **Thompson** stated that if they are looking to provide affordable housing in that area, the people could not afford \$600 - \$800 in rent. ? He also stated that it is hard from him to envision another apartment complex that would be dilapidated 15 to 20 years down the road. *With the tax credit issuance, the property would have to be kept in compliance, which has a lot to do with affordable housing.* **Dundas** asked if \$600 per month is the tax credit or monthly rate and why waive the 20%? *They are the same. However, the more money obtained for the tax credit, the lower the unit can be raised. The 20% request is a mixture. The higher the expense, the higher the rent. The more money we get, the less we have to charge in rental.* **Williams** asked if the units would be handicapped accessible? *Yes.* **Taylor** commented that Mennonite Housing builds wonderful homes and asked why are they not proposing to build homes in this area? *Is it because of money? Yes, it is a money issue. This is a high tax credit unit.* **Rich** asked if \$600 is the market value? *We will accept Section 8 recipients.* **Tipton** encouraged Mr. Bias to meet with residents and

the neighborhood association members. **Domitrovic** commented that the developer is asking for exceptions based on the market study, which equates to a “bird in the hand” scenario.

Arthur Holmes, 1243 North Piatt, stated that he opposed the plan and lives four blocks away from the project. Home ownership is in the Central Northeast Area Plan, not apartment complexes that bring in gangs, stealing, and prostitution. The neighborhood would be filled with more unruly kids. We have pride in our neighborhood through homeownership. **Monty Neal, 8444 Hickory**, commented that he agrees with sticking to the plan and building affordable housing. Screening is not fail proof and we should stick with the plan to build homes, so that children and grandchildren can remain in the neighborhood. **Mable Mitchell, 1317 S. Waco**, commented that gang members can afford \$600 per month rent, but cannot get approved for homes. She stated that she too wants to stick with the affordable housing plan.

Domitrovic (Roberts) made a motion to adopt the resolution of support subject to contingencies listed.

Discussion: **Brown Foster** stated that she did not see enough in this plan to vote for approval. She made the recommendation that Mr. Bias talk to the residents, Community Policing, and the association in the area to see what the residents want in terms of housing. The apartment building would draw gangs, prostitutions, etc. **Brewer** asked if Brown Foster was making a substitute motion. After a brief discussion, the motion on the floor was brought to a vote.

Motion failed by a show of hand 2 – 7 (**Tipton, Thompson, Brown Foster, Miller-Stevens, Williams, Taylor, Dundas**)

7. Low-Income Housing Tax Credit

Mark Stanberry, Housing, presented a request for Resolution of Support for Application for Low-Income Housing Tax Credits (The Village Apartments). He explained that the project proposed by TRC involves acquisition of an existing multi-family building and adjacent sites located at 2031 E. 16th Street. TRC will serve as the developer, and H.O.P.E., Inc. (HOPE), a local non-profit organization, will be the sponsor and managing member of the Limited Liability Company, that will be the owner of the project. The completed project will offer a total of 28 units, including 20 two-bedroom units and 8 three-bedroom units. The monthly rent amounts are expected to be \$395 for the two-bedroom units and \$445 for the three-bedroom apartments. The project will involve renovation of the existing 12-unit apartment building, construction of two additional apartment buildings, and construction of a small clubhouse facility that will consist of a storm shelter, management office, exercise room, and a community gathering room, which will also be utilized as an “after school” study hall. The City's Low Income Housing Tax Credit Policy requires a set-aside of 20% of the units (in this case, six total units) for market rate tenants. HOPE and TRC are requesting waiver of this requirement, due to the following extenuating circumstances.

(Ms. Carter's response is in italics)

Taylor asked if this is transitional housing? *No. The name of my company speaks to the housing. This housing is high quality affordable rental housing.* **Williams** stated that most of us are looking at neighbors, neighborhoods, etc. and would welcome what's coming into the neighborhood. Your program is commendable. **Brown Foster** asked if the rent is \$395 and \$445? *Yes.* Your plan is to make the tenants future homeowners, is that correct? *Yes. My vision is to make this project an incubator for homeownership.* Will you pave the streets at your own expense? *Yes. We also plan to have a place for the Community Police to have an office there.* Will you have full-time on-site management? *Yes.* **Thompson** noted that according to the information provided, 80% of the users are single mothers. **Domitrovic** stated that the women need to request bonds. He commented that they

are smaller than Mennonite Housing and asked how are they able to charge \$200 less? *Andy will owe a lot more money than we would. The bump up in credit gives some reprieve.* **Miller** stated that there are a number of issues recommended by OCI. Are you willing to make those suggested changes? *Yes. We will visit with Planning to get through any issues raised.*

Jean Carter, Founder/CEO of HOPE, Inc., stated that she has lived in Wichita for 39 years and is listed in the public library. They have been a faith-based organization for over 40 years. The mission is to create homeless to homeowner. No tenant is ever expected to live in their property forever. This housing facility is a means of assisting those who need housing assistance. Ms. Carter spoke about her passion to help the disenfranchised by providing them a place to reside and by providing additional services to become credit worthy and eventually homeowners. They are currently looking at the offender re-entry program to create housing for those affected by the judicial system.

Dr. Bert Opara, 814 S. Lindberg Circle, commented that he is interested in the long-term welfare of this community. When building houses it is important to build something of quality. He asked what is the method used to obtain home ownership and how long does it take? He stated that high quality does not mean high price. *The grant is a 30-year commitment. The initial period is 15-years bound by the rules of the State of Kansas. The units are not available for ownership. This program addresses on-going maintenance issues and says what the initial rent will be.*

Williams asked what is the timeframe that the grant will be awarded if approved? *We will submit the application in August, credits issued in October, and renovations would start early spring, which is approximately 8 months with three to four months to lease the units.* **Taylor** commented that the Planning Department does not consider the project to be consistent with homeownership objectives.

Thompson (Roberts) made a motion to support staff recommendations and approve the project. Motion carried 9-0.

The board adjourned for 5 minutes and reconvened at 8:17 p.m. Pro-tem Roberts reconvened the meeting.

8. CON2006-24

Jess McNeely, MAPD, explained that the applicant is requesting a Conditional Use to allow an accessory apartment on a 0.22-acre platted currently zoned "TF-3" Two-family Residential. The application area is developed with a single-family residence and detached garage. The applicant proposes renovating an existing second story for an accessory apartment above an existing detached garage. The second story was originally built as an accessory apartment, but has not been in use in several years. Therefore, the applicant has requested a Conditional Use for an accessory apartment. Based upon information available prior to the public hearing, staff recommends that the request be approved, subject to the following conditions: 1) the accessory apartment shall be subject to all requirements of Section III-D.6.a. of the Unified Zoning Code; 2) the applicant shall obtain all applicable permits, including but not limited to: building, health, and zoning; 3) the site shall be developed in general conformance with the approved site plan; 4) Construction of improvements shall be completed within one year of approval of the Conditional Use; and 5) if the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

The board was concerned with the following: if the owner could make structural changes without a permit based on pass zoning and if changes would be made to the outer structure.

Terry Analik, Agent, 3227 East Butler, commented that the owner has been a builder for five years and is only trying to improve his property. The structure is an over the garage apartment and should he decide to rent it out, the city codes would be met. He added that new plumbing, new stairs to both exists, brand new electric and water meters, etc. have been installed.

Roberts (Thompson) made a motion to recommend approval of the request. Motion passed 9-0.

Board Agenda

9. Updates, Issues, and Reports

- **Vote for 1st and 2nd Pro-tem:** **Brewer** explained that the positions of 1st and 2nd Pro-tem equates to the 1st and 2nd Vice Chairs of the board. He stated that when he is absent or out of the room, the meeting is conducted by the 1st Pro-tem. If the 1st Pro-tem is not present, the 2nd Pro-tem is in charge of the meeting. Further, **Virdena** will coordinate with each of the Pro-tems and provide all information necessary to run the meetings. **Brewer** explained that if he was unable to attend a community event, he would call upon the Pro-tem to attend as his representative.

Roberts nominated **Domitrovic** for the 1st Pro-tem and **Tipton** nominated **Williams** for the 1st Pro-tem. By a voted of 5 to 4, **Domitrovic** was named as 1st Pro-tem.

Domitrovic nominated **Williams** for the 2nd Pro-tem position. No other nomination was made. By a vote of 9-0, **William** was named 2nd Pro-tem.

- **Brewer** announced that the District 1 Coalition Breakfast would take place at Cisro's on July 8th and the next DAB meeting would be held July 10th.
- **Brewer** told the board to start thinking about the National Night Out in August. He asked if they would like for him to obtain the trolley again this year to attend the various parties together. All board members affirmed.

The board received and filed.

With no further business, **Roberts (Taylor)** recommended adjournment. The meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Virdena Gilkey
Neighborhood Assistant